

Budget Worksheet

Property = Parkside Place, Book = Cash, Start Month = 01/2026

PARKSIDE PLACE, LLC

Account	January	February	March	April	May	June	Row
Name	2026	2026	2026	2026	2026	2026	Total
GPR Income							
36 1 Bed	36,900.00	37,020.00	38,420.00	38,660.00	39,010.00	34,240.00	224,250.00
Commercial - 201, 202	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	22,818.00
CAM	786.19	786.19	786.19	786.19	786.19	786.19	4,717.14
Net Income	41,489.19	41,609.19	43,009.19	43,249.19	43,599.19	38,829.19	251,785.14
Less Apartment Vacancies	0.00	0.00	1,035.00	1,035.00	1,035.00	1,035.00	4,140.00
Less HME Incentives	380.00	0.00	0.00	0.00	0.00	0.00	380.00
Less CPBM Incentives	45.00	0.00	0.00	0.00	0.00	0.00	45.00
	41,064.19	41,609.19	41,974.19	42,214.19	42,564.19	37,794.19	247,220.14
Other Income							
NSF Fees	50.00	50.00	50.00	50.00	50.00	50.00	300.00
Re-Rental Charges	180.00	180.00	180.00	180.00	180.00	180.00	1,080.00
Other Income	25.00	25.00	25.00	25.00	25.00	25.00	150.00
Net of Other Income	255.00	255.00	255.00	255.00	255.00	255.00	1,530.00
Total Income	41,319.19	41,864.19	42,229.19	42,469.19	42,819.19	38,049.19	248,750.14
Expenses							
Maintenance Expenses							
Maintenance Staff Costs	300.00	300.00	300.00	300.00	350.00	350.00	1,900.00
Caretaker/Resident Manager	300.00	300.00	300.00	300.00	300.00	300.00	1,800.00
Repairs / Maintenance	600.00	600.00	600.00	600.00	600.00	600.00	3,600.00
Janitorial	550.00	550.00	550.00	1,300.00	550.00	550.00	4,050.00
Carpet Cleaning	120.00	120.00	120.00	1,100.00	120.00	120.00	1,700.00
Painting	160.00	160.00	160.00	160.00	160.00	160.00	960.00
Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	600.00
Electrical / Fire Protection	50.00	50.00	1,050.00	50.00	50.00	50.00	1,300.00
HVAC	75.00	75.00	75.00	75.00	75.00	75.00	450.00
Elevator	25.00	25.00	480.00	25.00	25.00	480.00	1,060.00
Flooring	180.00	180.00	180.00	180.00	180.00	180.00	1,080.00
Appliances/Laundry	100.00	100.00	100.00	100.00	750.00	750.00	1,900.00
Extermination	20.00	20.00	20.00	20.00	20.00	20.00	120.00
Snow Removal	370.00	370.00	185.00	0.00	0.00	0.00	925.00
Less Resident Chargebacks	250.00	250.00	250.00	250.00	250.00	250.00	1,500.00
Total Maintenance Expenses	3,200.00	3,200.00	4,470.00	4,560.00	3,530.00	3,985.00	22,945.00
Admin/Utility Expenses							
Offsite office rent	1,312.50	1,312.50	890.00	0.00	0.00	0.00	3,515.00
Offsite office utilities	125.00	125.00	70.00	0.00	0.00	0.00	320.00
Offsite office equipment/supplies	95.50	95.50	95.50	95.50	95.50	95.50	573.00
Advertising / Marketing	0.00	0.00	65.00	0.00	0.00	0.00	65.00
Lease Commissions	220.00	220.00	440.00	440.00	440.00	440.00	2,200.00
Professional Fees	40.00	40.00	40.00	40.00	40.00	40.00	240.00
Internet & Telephone Costs/Service	250.00	250.00	250.00	250.00	250.00	250.00	1,500.00
Property Management 5% Collected	2,065.96	2,093.21	2,111.46	2,123.46	2,140.96	1,902.46	12,437.51
Real Estate Taxes/Escrow	3,460.00	3,460.00	3,460.00	3,460.00	3,460.00	3,460.00	20,760.00
CAM Reimburse	-29.21	-89.60	-137.18	-30.69	-18.31	-11.65	-316.65
Property Insurance	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	9,900.00
Electricity - Apts	100.00	100.00	100.00	100.00	100.00	50.00	550.00
Electricity - Building	750.00	750.00	700.00	600.00	500.00	400.00	3,700.00
Natural Gas - Building	400.00	400.00	300.00	250.00	200.00	200.00	1,750.00
Water & Sewer	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	11,520.00
Garbage Removal	230.00	230.00	230.00	230.00	230.00	230.00	1,380.00
Total Admin & Utility Exp.	12,589.75	12,556.61	12,184.78	11,128.27	11,008.15	10,626.31	70,093.86
Total Operating Expenses	15,789.75	15,756.61	16,654.78	15,688.27	14,538.15	14,611.31	93,038.86
Net Operating Income	25,529.44	26,107.58	25,574.41	26,780.92	28,281.04	23,437.88	155,711.28
Other Expenses							
US Court Trustee 0.4%	165.96	166.44	172.04	173.00	174.40	155.32	1,007.14
Contingencies	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	6,600.00
Misc. PM Fees	250.00	250.00	250.00	250.00	250.00	250.00	1,500.00
Misc. Professional Fees	200.00	200.00	200.00	200.00	200.00	200.00	1,200.00
Manager Oversite \$45/unit	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	10,530.00
Total Other Expenses	3,470.96	3,471.44	3,477.04	3,478.00	3,479.40	3,460.32	20,837.14
Total Monthly Expenses	19,260.70	19,228.05	20,131.81	19,166.26	18,017.55	18,071.63	113,876.00
Net Cash Flow	22,058.49	22,636.14	22,097.38	23,302.93	24,801.64	19,977.56	134,874.14